

Section 1: EXECUTIVE SUMMARY

EARVIN “MAGIC” JOHNSON RECREATION AREA MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The proposed Earvin “Magic” Johnson Park Master Plan Project (Project) implementation, as well as operations and maintenance, represents the Project. The Master Plan depicts the synthesis of several plans presented to numerous groups to address the types of recreation and associated uses, the locations of these uses, and the sizes of these uses based on the activities envisioned for each. This section summarizes the proposed Earvin “Magic” Johnson Park (EMJ Park) Master Plan Project implementation, operations, maintenance, and its history, and provides an overview of the analysis contained in *Chapter 4, Environmental Analysis*. The California Environmental Quality Act (CEQA) requires that this section summarize the following: 1) areas of controversy; 2) significant impacts; 3) unavoidable significant impacts; 4) implementation of mitigation measures; and 5) alternatives to the Project.

1.2 PROJECT LOCATION

The Project site is located in Willowbrook, a large urbanized community within unincorporated Los Angeles County, California (County), south of the Watts community and north of the City of Compton. The Project is also located in the West Rancho Dominguez-Victoria community designated by the County Department of Regional Planning.

Regional access to the Project site is provided by Interstate 105 (I-105) approximately ¼ mile to the north and Interstate 110 (I-110) approximately 1 ¼ mile to the west. I-105, which runs in the east-west direction, north of the Project site, connects with I-110, which runs north-south. The Project site is generally bound by 120th Street to the north, Avalon Boulevard to the west, El Segundo Boulevard to the south and Clovis Avenue to the east.

The Project site includes the existing Earvin “Magic” Johnson Park (EMJ Park) and the adjacent area once occupied by the former Ujima Village Apartment Complex (UVA) site. The UVA site once contained apartments that have since been demolished. The Ujima Housing Corporation (UHC) previously included a day care center that is no longer in operation. The UHC site could potentially be included in the Project in the future. The UHC site is analyzed in this environmental document to represent the “highest development” scenario for land uses. The existing Project site includes approximately 104 acres of existing EMJ Park land with amenities including restrooms, picnic shelters, soccer fields, fitness course, lakes, children’s play area, barbecues, drinking fountains, security lighting, and on-site lighted parking. The former UVA property adds an approximate 16 acres, and the potential to include the UHC site adds an approximate 6 acres, for a total proposed Project site acreage of approximately 126 acres.

1.3 PROJECT HISTORY

The Project site is located on the former Athens Tank Farm. The site was a petroleum products storage and distribution facility that consisted of two large crude oil reservoirs, 22 above ground storage tanks, absorption plants, and pipelines. The site was owned and operated by ExxonMobil Oil Corporation (ExxonMobil) from the 1920’s until the 1960’s. The petroleum storage facilities were removed in 1963, while the absorption plant remained until 1964. All facilities were removed, and the entire property was vacant in 1965, when ExxonMobil divested the property.

The Project site was originally purchased in 1923 by General Petroleum Company and was operated by ExxonMobil-related entities from 1926 to 1963. ExxonMobil was the last commercial owner of the property. By 1964, the Project site was sold to the DeLay Land Company. The former UVA site was constructed in the early 1970s as a private development funded by a mortgage insured by the U.S. Department of Housing and Urban Development (HUD). In the early 1990s, HUD foreclosed on the UVA site and took ownership, due to a mortgage default. HUD sold the UVA site to the Housing Authority of the County of Los Angeles (HACoLA) in 1995.

The Project site remained vacant until the UVA site was developed in 1971 and 1972. According to the Remedial Action Plan prepared for the Project site, the UVA site consisted of 24 residential buildings containing 300 apartment units, and seven non-residential buildings (management office, maintenance/storage areas, community building, etc.). The UVA site occupied approximately 16 acres in the eastern part of the former site.

ExxonMobil is currently conducting remediation efforts on the Project site to address impacted soils and soil vapors from historic uses. These efforts are covered in more detail in Chapter 3, *Project Description*.

A Joint Project between California State Parks and the County’s Department of Parks and Recreation (DPR) was signed October 4, 1977, creating the Willowbrook State Recreation Area of 103.78 acres. The purpose of the purchase of this Project site was to create a multi-use park for the region. The park was developed in three phases. Phase One was completed in January 1982 and included grading, building two lakes with the connecting stream, partial landscaping and irrigation, and some walkways. Phase Two was completed in December 1983 and included two comfort stations, picnic areas, a playground, a senior citizen area, more landscaping and irrigation, and the south parking lot. Phase Three was completed in May 1985 and included more picnic areas, walkways, landscaping and irrigation, and the north parking lot.

A Quit Claim Deed was filed by the State December 1, 1987 transferring the land to the County. The park was renamed in November 1992, to the Earvin “Magic” Johnson Park after a former Los Angeles Lakers professional basketball player. The EMJ Park has been in operation since its initial development and is heavily used today.

1.4 PROJECT UNDER REVIEW

Implementation of the proposed Project includes expansion and comprehensive rehabilitation of the existing EMJ Park and the construction of new, state-of-the-art recreational facilities (Community Event Center, Equestrian Center, Gymnasium, South Agency Headquarters, Aquatic Center, Multi-Purpose soccer and football fields, wedding pavilion, skate park, restrooms, etc.) and amenities (picnic areas, amphitheater, outdoor basketball courts, water features, walking trails and exercise amenities, children's play areas, dog park, sculpture garden and civic plaza, splash pad, reflecting pool, fishing lake, etc.). Exhibit 3.0-6, *Conceptual Site Plan*, illustrates the proposed land uses for the Project.

The proposed Project consists of the following primary components:

Community Event Center

The community event center is envisioned to be the focal point of the EMJ Park. The community event center is proposed to be 20,000 square feet. Additionally, the community event center would include a lobby with interactive display and reception area, restrooms, kitchen, support area for staff and storage, and maintenance and electrical areas. The County is seeking Leadership in Energy and Environmental Design (LEED) certification for the community center. The community event center is proposed to be open five days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events.

Gymnasium

In the southeast quadrant of the EMJ Park, a 21,000 square foot gymnasium is proposed. The gymnasium would be a public event area, and would consist of the following uses: lobby, exercise room, restrooms, two indoor basketball courts, locker rooms, support areas (including staff offices, storage, janitors closet, mechanical room, and pipe chase), as well as a circulation hall area. The gymnasium is proposed to be open five days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events.

Equestrian Center

An equestrian facilities center is proposed on the west side of the EMJ Park, along Avalon Boulevard. An equestrian facility informally named “The Hill” that served the equestrian facility needs of the community was previously located at the corner of 131st Street and Figueroa. However, that facility burned down in 2012. The County analyzed the needs for equestrian facilities in the area and prepared a feasibility study to address the components of size and site location for such a facility. The analysis recommended the EMJ Park as the best site for an equestrian facility. The equestrian facilities center would provide programs and events along with connection to the off-site equestrian trail system. The equestrian facilities center would include an office, multi-use room, restrooms, and warming kitchen for events. Additionally, the equestrian center would include both covered and uncovered arenas and stables, covered wash racks, a rental corral, maintenance yard, and turnouts/round pens. The equestrian facilities center would support up to 85 boarders and a corral with tack rooms for 20 rental horses. The equestrian facilities center would have 100 standard parking spaces and 25 pull-through trailer spaces, as well as truck and trailer pull out areas. The equestrian center would encompass approximately 10 acres. The equestrian facilities center is proposed to be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to use the amenities of this EMJ Park facility.

In addition, a total of 1.75 miles of equestrian trails are also proposed, and would be located along the perimeter of the EMJ Park.

South Agency Headquarters

The DPR-South Agency Headquarters (SAH) is currently located south of EMJ Park, within the unincorporated community of West Rancho Dominguez. The SAH includes various divisions that cover different portions of the County. The South Community Services Agency area includes local parks in the unincorporated areas of South Los Angeles, Florence/Firestone, Whittier, Lawndale, Lennox, Compton, Hawthorne, Hacienda Heights, and Rowland Heights. The County is proposing to relocate the SAH along the eastern edge of the EMJ Park, adjacent to the sports complex. The existing

SAH building is located at 360 West El Segundo Boulevard in Los Angeles, approximately 1½ miles from EMJ Park. The existing SAH buildings and yard are outdated, in need of expansion and upgrades to adequately perform the various recreational services that DPR provides in the South Agency. The SAH occupies all County-owned property with all adjacent parcels being owned by private parties, and therefore, cannot expand there. The proposed SAH would encompass approximately 10 acres and would include offices, training rooms/break rooms, storage areas, crafts/shop areas, yard space with fueling station, loose material bays, hazardous materials storage, and big machinery parking, automotive service bays, and a warehouse. The presence of the SAH would complement the other planned uses by creating an on-site County presence for activities for the users and additional security for the more active planned uses. The SAH buildings are proposed to be two stories in height and would be in operation seven days a week.

Aquatic Center

An aquatic center is proposed on the privately-owned UHC site. Currently, the County does not own or control that parcel of land. However, it is the County's intent that should that parcel of land be acquired, an aquatic center is a desirable recreational use that could be developed on that site. If and/or when this site could be acquired by the County is currently unknown. The aquatic center is envisioned as encompassing approximately 25,000-35,000 square feet. It would include four outdoor pools, including competition, instructional, leisure, and activity pools. It would also include outdoor spectator space/stands. Additionally, the aquatic center would include offices, classrooms/training rooms, locker/dressing rooms, restrooms, weight rooms, and storage areas. The aquatic center is proposed to be two stories in height and would be in operation seven days a week. Rental fees would apply to use the amenities of this EMJ Park facility.

Restrooms

A total of six restroom buildings are proposed throughout the EMJ Park, for a total of 3,600 square feet of restroom space. These restrooms would be free standing restrooms and would be located adjacent to active use areas of the EMJ Park. The restrooms

would be open seven days a week from sunrise to sunset. Additionally, many of the recreational amenities (equestrian facility, aquatic center, multi-purpose soccer and football fields, gymnasium, community center) proposed as part of the Master Plan would include restrooms as well.

Group Picnic Areas

Both large and small group picnic areas are proposed throughout the EMJ Park. Four large and ten small group picnic areas are proposed. The large group picnic areas are envisioned to accommodate 50-100 people, while the small group picnic areas would accommodate 25-50 people. The group picnic areas would be open seven days a week from sunrise to sunset. Facility rental fees may apply to this EMJ Park feature depending on the size of the group. Additionally, stand-alone picnic tables would be located throughout the EMJ Park.

Multi-Purpose Soccer and Football Athletic Fields

In the southeast corner of the EMJ Park, a multi-purpose soccer and football field with synthetic surfaces and athletic fields and running/walking track is proposed on two acres. The multi-purpose fields would include spectator bleachers, lighting for nighttime events, restrooms, ticket booths, and concession stands. The athletic fields would be fenced and would encompass approximately six acres. The multi-purpose soccer and football fields would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this EMJ Park amenity for large events.

Amphitheater

A 1,500 seat outdoor amphitheater is also proposed east of the equestrian center. The amphitheater would include security and performance lighting for both daytime and nighttime events. The amphitheater would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this EMJ Park amenity for large events.

Skate Park and Outdoor Basketball Areas

A 15,000 square foot outdoor skate park is proposed north of the multi-purpose soccer and football fields. Additionally, two outdoor basketball courts are proposed adjacent to the skate park, for a total of 9,000–10,000 square feet of playing surface. The skate park and outdoor basketball courts would be open to the public seven days a week from sunrise to sunset.

Children’s Play Areas

Four children’s play areas are proposed throughout the EMJ Park. Each play area would encompass approximately 2,500 square feet and would accommodate a range of ages. These play areas would include playground facilities, shade structures, and open play areas.

Water Features

Various water features comprise a system that is thematic for the overall Master Plan--a series of unifying water features. The largest proposed water feature is the lake. The configuration of the existing north lake would be enhanced while the existing south lake would be repurposed into a series of functional living water features. The southern portion of the lake, at the park entrance, would feature a linear reflecting pool and children’s water play area including a 10,000 square foot interactive fountain area/splash pad. The central portion of the water features are proposed to be utilized for a 10,000 square foot model boating area and community gatherings. This area would also feature artistic bridges traversing the lake to provide both access and beauty. A 1,500 square foot fishing dock would also be developed to allow for fishing to once again occur at the lake. Moving north, water and landscape would work together to collect and clean the water through a series of filtration ponds and wetlands. The north lake is envisioned to be utilized in a more active manner, and would include a paddle boat/kayak boat area. This area would also include a concession stand, a restroom area, boat shack, and storage area. A promenade, picnic shelter, children’s play area and parking are also proposed around the north lake which would enhance the water edge. The lake and water features total approximately nine acres.

Wedding Pavilion

A wedding pavilion is proposed on the west side of the Project site, adjacent to the reflecting pool. The wedding pavilion is envisioned to be approximately 1,250 square feet in size, and accommodate 100-200 people. The wedding pavilion would be partially covered and would include garden amenities such as arbors and/or trellises. The wedding pavilion would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this EMJ Park amenity for large events such as weddings.

Walking Trails and Exercise Amenities

An extensively used existing walking path network will be greatly enhanced as health and exercising is a focus of the proposed EMJ Park master plan. The main path will go around the lake and the extensive path system will bring the user through the different landscapes and experiences from the urban to the natural. Five exercise equipment station areas are proposed to be located adjacent to the walking trails to provide increased fitness opportunities and would encompass approximately 500-1,000 square feet each. The walking trails total approximately 4 miles and would be open to the public seven days a week from sunrise to sunset.

Dog Park

To address local community interest, a dog park is also being considered as part of the EMJ Park Master Plan. The dog park would be located north of the proposed South Agency Headquarters. The dog park could encompass up to one acre of park space and would be required to have a 200 foot minimum setback from residential and play areas. The entire dog park facility would be fenced. The dog park would be open to the public seven days a week from sunrise to sunset. It should be noted that Los Angeles County Code Section 10.32.010 prohibits off-leash dogs on any streets or public places. Should the County determine to amend the County Code, off-leash dogs would be permitted within the dog park.

Sculpture Garden and Civic Plaza

The sculpture garden and civic plaza would encompass approximately 20,000 square feet of the EMJ Park space and could include amenities such as a flower conservatory, rose garden, and a potential area for farmers markets and craft fairs. This area is also envisioned to be the grand main entrance for the proposed Project from El Segundo Blvd.

Circulation and Parking

The main access to the park would be off of El Segundo Boulevard. Near this entrance, a grand civic entry and formal reflecting pool are proposed, flanked by an enhanced streetscape plan for the El Segundo Boulevard frontage. Park entrance and signs are proposed off of 120th Street on the north end of the EMJ Park. A vehicular drive is proposed that would connect the El Segundo Boulevard to East 120th Street on the north end. This drive is intended to be closed during normal EMJ Park hours and opened during park events.

A total of seven parking lots are proposed throughout the EMJ Park, the development of which would coincide with the installation of the more intensive public facilities. The main parking lot would be located in the center of the EMJ Park, along the main vehicular drive. This parking lot is proposed to be an eco-parking lot, with bioswales, permeable paving, and photovoltaic panels that would provide shade and energy to the EMJ Park. A total of 1,200 parking spaces are proposed.

It is the County’s intention to maximize the existing acreage for as many recreational amenities as possible. Therefore, the strategic location of parking lots are important in providing enough parking spaces throughout the EMJ Park to support the intensive uses proposed as part of the EMJ Park Master Plan.

Security and Safety

In addition to existing lighting, new and enhanced lighting will be provided throughout the entire EMJ Park site to increase visibility and safety.

Offsite Improvements

Implementation of the proposed Project would require offsite improvements at two locations outside the general Project footprint:

- **I-110 Northbound Ramps/El Segundo Boulevard:** Restripe eastbound exclusive right turn lane at the intersection of I-110 Northbound Ramps/El Segundo Boulevard to a shared through/right-turn lane
- **Central Avenue / 120th Street:** Restripe southbound approach to provide an exclusive southbound right-turn lane.

These offsite improvements would reduce potential traffic related impacts generated by the proposed Project.

Project Phasing

Due to both fiscal and environmental constraints, it is anticipated that development of the proposed Project components would occur in six phases as outlined below with ultimate buildout of the Project site anticipated to occur by 2030. The phases include six smaller areas of the site that could be developed independently from a site design perspective (i.e. functional grading phases and construction logistics) as remediation phases are completed and funding for construction of amenities becomes available. The first phase, Phase I is generally located in the center of the site and has a low level of remediation constraints and provides a wide range of recreational activities and from a design and planning perspective is a logical first phase. The remaining five areas of the site could be developed in a variety of different sequences that is yet to be determined and thus they are not numbered in sequential order but rather just listed below.

- Phase I: Community Event Center; Gymnasium; Amphitheatre; Splash Pad; Model Boat Pond; Reflecting Pool; Sculpture Garden; Civic Plaza; Wedding Pavilion
- Equestrian Center
- Children's Play Area; Lake; Fishing Docks; Paddle Boats/Kayak Launch; Promenade; Picnic Shelter

- Multi-Purpose Stadium and Outdoor Athletic Fields; Skate Park and Outdoor Basketball Areas
- South Agency Headquarters; Dog Park
- Aquatic Center

1.5 AREAS OF CONTROVERSY

Section 15123 of the *CEQA Guidelines* requires that an EIR contain a brief summary of the proposed actions and its consequences. Sections 15123(b)(2) and (3) also require that the EIR summary identify areas of controversy known to the lead agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how, to mitigate significant adverse physical impacts.

Based on information and comments received from the general public and other public agencies in response to the Notice of Preparation, the following issues are considered to be either controversial or require further resolution prior to making an informed decision on the Project:

- The specific location of the Equestrian Center and associated equestrian trails.
- The specific location of the South Agency Headquarters

1.6 UNAVOIDABLE SIGNIFICANT IMPACTS

Section 15126.2 (b) of the State *CEQA Guidelines* requires an EIR to "describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the Project is being proposed, notwithstanding their effect, should be described." The only potentially significant impact that could not be reduced to less than significance with implementation of mitigation measures is related to vibration from construction equipment in close

proximity to residences and schools. This is because vibration from large construction equipment is really only mitigated and reduced by distance from the sensitive receptor.

Noise

Impact 4.10-4: The proposed Project would result in significant vibration impacts from construction equipment to residences along the northern boundary and schools along the southwest boundary of EMJ Park. This impact would be significant and unavoidable.

Recreation

Impact 4.12-2 Implementation of the Project includes the expansion of a recreational facility and construction of additional amenities which will have an adverse physical effect on the environment. This impact would be significant and unavoidable.

1.7 ALTERNATIVES TO THE PROJECT

This is a summary of Project alternatives described in Section 8.0, *Alternatives*, which contains a detailed discussion. The Project alternatives identified within Table 1-1, *Comparison of Alternatives*, have been designed to alleviate identified environmental impacts, or were specifically requested for consideration during the preparation of this Environmental Impact Report (EIR).

Per *CEQA Guidelines* Section 15126.6 (e) (2), should the "No Project" Alternative be selected as the environmentally superior alternative, then another alternative must be selected.

Table 1-1
Comparison of Alternatives

Topic	Alternative 1: “No Project” Alternative	Alternative 2: Alternative South Agency Headquarters Location Alternative	Alternative 3: Alternative Equestrian Center Location Alternative
Aesthetics, Light, and Glare	<	=	=
Air Quality	<	=	=
Biological Resources	<	=	=
Cultural Resources	=	=	=
Geological Resources	<	=	=
Greenhouse Gas Emissions	<	=	=
Hazards and Hazardous Materials	=	=	=
Hydrology, Drainage, and Water Quality	>	=	=
Land Use	=	=	=
Noise	<	=	=
Public Services and Utilities	<	=	=
Recreation	>	=	=
Transportation and Circulation	<	=	>
Achieves Project Objectives	NO	YES	YES

- = Impact is equivalent to impact of proposed Project (neither environmentally superior nor inferior).
- < Impact is less than impact of proposed Project (environmentally superior).
- > Impact is greater than impact of proposed Project (environmentally inferior).

Table 1-2, *Project Objectives Consistency Analysis*, identifies objectives consistency for each of the proposed alternatives.

Table 1-2
Project Objectives Consistency Analysis

Project Objective	Alternative 1: “No Project” Alternative	Alternative 2: Alternative South Agency Headquarters Location Alternative	Alternative 3: Alternative Equestrian Center Location Alternative
	Consistent:	Consistent:	Consistent:
Expand the existing EMJ Park by adding the former UVA property and potentially the UHC property	No	Yes	Yes
Provide a balance between both passive and active recreational uses that meet the demands of the community and surrounding area	No	Yes	Yes
Provide the opportunity for a wider range of recreational amenities and activities for the community and surrounding area	No	Yes	Yes
Provide the opportunity for a healthier community through an increase of physical exercise facilities and extensive trail system	No	Yes	Yes
Provide additional facilities where community gathering events can be held	No	Yes	Yes
Revitalize the northern lake to provide a safe water source for public fishing, paddle boating and kayak uses	No	Yes	Yes
Incorporate the proposed recommendation from the County’s Feasibility Analysis Second District Equestrian Facility (Withers & Sandgren/Integrated Consulting Group, July 2014)	No	Yes	Yes

Project Objective	Alternative 1: “No Project” Alternative	Alternative 2: Alternative South Agency Headquarters Location Alternative	Alternative 3: Alternative Equestrian Center Location Alternative
Provide basketball courts to support the legacy sport of the person for which the park is dedicated	No	Yes	Yes
Incorporate aquatic uses into the Master Plan to support the community’s high demand for this amenity	No	Yes	Yes
Provide adequate traffic access into and through the Project area	Yes	Yes	Yes
Provide adequate parking facilities within the Project area	Yes	Yes	Yes
Relocate the DPR South Agency Headquarters, within the Project area, to better service the Project and community needs	No	Yes	Yes
Provide on-site operation and maintenance support	No	Yes	Yes
Provide on-site security support	No	Yes	Yes

Alternative 1: “No Project” Alternative

The “No Project” Alternative (Alternative 1) assumes that the proposed Project would not be developed. Existing General Plan land use designations within the Project site include Open Space and Low Density Residential.

The “No Project” Alternative assumes that no development would occur on the Project site, and the EMJ Park would remain in its existing state. The EMJ Park would continue to be open to the public as is currently allowed. However, no new or modified uses would be developed. Additionally, the former UVA site would continue to remain vacant and would not be redeveloped into park uses. Alternative 1 would have reduced impacts when compared to the proposed Project, related to light, air quality, biological

resources, geological resources, greenhouse gas emissions, noise, public services and utilities, and transportation.

Alternative 1, the “No Project” Alternative, would not meet any of the Project objectives, with the exception of adequate traffic access and parking facilities (as there is adequate access and parking for the existing uses). The “No Project” Alternative would continue to provide recreational amenities to the local and regional residents. However, Alternative 1 would not include the development of a Master Plan for the site, and therefore, would not include the future development of increased park use opportunities and amenities.

Alternative 2: Alternative South Agency Headquarters Location Alternative

The intent of the Alternative SAH Location Alternative (Alternative 2) is to evaluate different land use and access configurations by changing the location of the SAH identified in the proposed Master Plan; refer to Exhibit 8-1, Alternative South Agency Headquarters Location. Alternative 2 considers the possible development phasing option of constructing the SAH on the southeast corner of the Project site, at the corner of El Segundo Boulevard and Clovis Boulevard. The proposed multi-purpose soccer & football fields would be relocated to the former UVA site. The western portion of the EMJ Park site is not constrained by remediation work required by the Remediation Action Plan (RAP). Therefore, as discussed in the development phasing section of the Project Description, the western portion is more likely to be available in the early phases of park development. Alternative 2 provides an analysis of the potential impacts associated with placing the SAH on the southeast corner of the Project site.

It is anticipated that development of the proposed Project components would occur in approximately six phases as shown in Exhibit 3.0-8, CEQA Conceptual Development Plan, with ultimate buildout of the Project site anticipated to occur by 2030. The phases include six smaller areas of the site that could be developed independently from a site design perspective (i.e. functional grading phases and construction logistics) as remediation phases are completed and funding for construction of amenities becomes available. The first phase, Phase I is generally located in the center of the site and has a

low level of remediation constraints and provides a wide range of recreational activities and from a design and planning perspective is a logical first phase. The remaining five areas of the site could be developed in a variety of different sequences that is yet to be determined.

The majority of the Project area consists of the existing EMJ Park and is “Open Space” (O-S) under General Plan Land Use Designation. The remainder of the Project area includes the former UVA site and the UHC site, which is designated “Low Density Residential”.

The County is currently in the process of updating its General Plan, which if adopted as currently proposed will directly address this inconsistent designation and intended use. It is anticipated that the General Plan update will designate the former UVA site as Open Space, while the UHC site’s designation will remain unchanged.

Alternative 2 would meet all of the Project objectives previously identified above. Alternative 2 would include the development of a Master Plan that would include increased amenities at the Project site. Alternative 2 would have similar impacts to the proposed Project in all areas.

Alternative 3: Alternative Equestrian Center Location Alternative

The intent of the Alternative Equestrian Center Location Alternative (Alternative 3) is to evaluate different land use and access configurations by changing the location of the Equestrian Center identified in the proposed Master Plan; refer to Exhibit 8.0-2, Alternative Equestrian Center Location. Alternative 3 proposes to relocate the Equestrian Center to the southeast corner of EMJ Park. The proposed multi-purpose soccer & football fields would then be located on the west side of EMJ Park, along Avalon Boulevard. The western portion of the EMJ Park site is not constrained by remediation work required by the Remediation Action Plan (RAP). Therefore, as discussed in the development phasing section of the Project Description, the western portion of the site is more likely to be available in the early phases of park development. The Alternative 3 evaluates the option of programming the Equestrian Center for

construction at a later phase of park development. In this case the multi-purpose soccer & football fields which is one of the active recreational facilities, is alternatively located on the west side of the EMJ Park.

It is anticipated that development of the proposed Project components would occur in approximately six phases as shown in Exhibit 3.0-8, CEQA Conceptual Development Plan, with ultimate buildout of the Project site anticipated to occur by 2030. The phases include six smaller areas of the site that could be developed independently from a site design perspective (i.e. functional grading phases and construction logistics) as remediation phases are completed and funding for construction of amenities becomes available. The first phase, Phase I is generally located in the center of the site and has a low level of remediation constraints and provides a wide range of recreational activities and from a design and planning perspective is a logical first phase. The remaining five areas of the site could be developed in a variety of different sequences that is yet to be determined.

Alternative 3 would meet all of the Project objectives previously identified above. Alternative 3 would include the development of a Master Plan that would include increased amenities at the Project site. Alternative 3 would have similar impacts to the proposed Project in all areas with the exception traffic and a more restricted access off of Clover Ave as compared to Avalon Ave in the proposed Project and Alternative 2.

Environmentally Superior Alternative

CEQA Guidelines require that an Environmentally Superior Alternative be identified; that is, an alternative that would result in the fewest or least significant environmental impacts. If the “No Project” Alternative is the environmentally superior alternative, State *CEQA Guidelines* Section 15126.6 (e)(2) require that another alternative that could feasibly attain most of the basic Project’s basic objectives be chosen as the environmentally superior alternative.

With implementation of the mitigation measures all impacts from Alternative 2 and Alternative 3 would be reduced to less than significant levels, consistent with the

proposed Project. Potential impacts associated with Alternative 2 and Alternative 3 are equivalent to impacts from the proposed Project. Therefore, Alternatives 2 and 3 are neither environmentally superior or inferior to the proposed Project. Alternative 1, the No Project Alternative, has less environmental impacts as there would be no construction or increase in use of EMJ Park, however, it does not meet any of the project objectives.

SUMMARY TABLE

Table 1-3, *Environmental Impact Summary*, identifies the areas of environmental impact the Project will generate, and when feasible, mitigation measures to reduce those potential impacts.

Table 1-3
Environmental Impact Summary

Impact Statement	Significance	Mitigation Measure
Aesthetics		
Impact 4.1-1: <i>Would the project have a substantial adverse effect on a scenic vista?</i>	Less than significant	No mitigation is necessary.
Impact 4.1-2: <i>Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>	Less than significant	No mitigation is necessary.
Impact 4.1-3: <i>Would the project substantially degrade the existing visual character or quality of the site and its surroundings?</i>	Less than significant	No mitigation is necessary.
Impact 4.1-4: <i>Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>	Less than significant.	No mitigation is necessary.
Air Quality		
Impact 4.2-1: <i>Implementation of the Project would not violate air quality standards or substantially contribute to an existing or projected air quality violation during construction.</i>	Less than Significant with Mitigation Incorporated.	MM AQ-1 <i>Prior to issuance of any Grading Permit, the Grading Plan, Building Plans, and specifications shall stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD’s Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression</i>

Impact Statement	Significance	Mitigation Measure
		<p><i>techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</i></p> <ul style="list-style-type: none"> <i>• All active portions of the construction site shall be watered every three hours or covered during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;</i> <i>• Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;</i> <i>• Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;</i> <i>• All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;</i> <i>• Disturbed areas shall be replaced with ground cover or paved immediately after construction is</i>

Impact Statement	Significance	Mitigation Measure
		<p><i>completed in the affected area;</i></p> <ul style="list-style-type: none"> <i>Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes;</i> <i>On-site vehicle speed shall be limited to 15 miles per hour;</i> <i>All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and</i> <i>Trucks associated with soil-hauling activities shall avoid residential streets and utilize County-designated truck routes to the extent feasible.</i> <p>MM AQ-2 <i>All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Los Angeles County Parks and Recreation Department shall coordinate</i></p>

Impact Statement	Significance	Mitigation Measure
		<i>with the appropriate Los Angeles County Engineer on hauling activities compliance.</i>
Impact 4.2-2: <i>Implementation of the Project would not violate air quality standards or substantially contribute to an existing or projected air quality violation during long-term operations.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.2-3: <i>Development associated with implementation of the proposed project could result in localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.2-4: <i>Implementation of the Project would not conflict with or obstruct implementation of applicable air quality plans.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM AQ-1 and MM AQ-2.
Impact 4.2-5: <i>Implementation of the Project would not create objectionable odors affecting a substantial number of people.</i>	Less than Significant with Mitigation Incorporated.	MM AQ-3 <i>Prior to issuance of occupancy permits for any equestrian related facility, the County shall prepare a program that includes the following measures to control objectionable odors:</i> <ul style="list-style-type: none"> <i>Each horse stall shall be cleaned twice per day, seven days per week by facility staff;</i> <i>The manure and soiled bedding shall be gathered along with any waste, bedding, or feed that might be in the barn aisle pathways and hauled to the</i>

Impact Statement	Significance	Mitigation Measure
		<p><i>manure storage bins for haul-out;</i></p> <ul style="list-style-type: none"> <i>Manure storage areas shall have a concrete (or similar) bottom and shall be covered during rain.</i> <i>Provide berm or other design solution to keep runoff away from manure storage areas;</i> <i>Storage bins shall be covered at all times; and</i> <i>Storage bins shall be removed and emptied by a commercial manure removal company no less than three times per week. During peak facility operation times, such as horse shows, the storage bins shall be removed and emptied daily.</i>
Impact 4.2-6: <i>Short-term construction activities associated with the implementation of the proposed project and other related cumulative projects, would not result in significant air pollutant emission impacts.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM AQ-1 and MM AQ-2.
Impact 4.2-7: <i>Development associated with implementation the proposed project and other related cumulative projects would not result in significant impacts pertaining to operational air emissions.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.2-8: <i>Development associated with the proposed project and other related cumulative projects would not conflict with or obstruct implementation of the applicable air quality plan.</i>	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
<i>Impact 4.2-9: Development associated with the proposed project and other related cumulative projects would not create objectionable odors affecting a substantial number of people.</i>	Less than Significant.	No mitigation is necessary.
Biological Resources		
<i>Impact 4.3-1: Implementation of the proposed Project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</i>	Less than Significant with Mitigation Incorporated.	<p>MM BIO-1 <i>If ground-disturbing activities are scheduled within the maternity season (breeding season), April 1 – September 30, avoidance measures must be implemented, and a pre-construction clearance survey should be conducted no more than 3 days prior to any maintenance activities to ensure that a bat nursery is not present and disturbances to roosting bats will be avoided. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to bat nurseries will occur. If an active bat nursery is discovered during the pre-construction clearance survey, maintenance activities will not be allowed to begin until breeding is complete and young are reared.</i></p> <p><i>If maintenance activities are scheduled outside of the breeding season, October 1 to March 31, bats can be flushed from roosting locations, if present. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time</i></p>

Impact Statement	Significance	Mitigation Measure
		<p><i>to completely arouse and fly away.</i></p> <p><i>Bats should be determined to be absent or flushed from roost locations prior to the commencement of ground disturbing activities.</i></p> <p>MM BIO-2 <i>If construction related clearing of vegetation (grubbing) will occur during the avian breeding season, a pre-construction nesting bird clearance survey shall be conducted to ensure no birds are nesting on or within 300 feet of the affected area.</i></p> <p><i>If an active avian nest is discovered during the pre-construction clearance survey, construction activities will rerouted, a no-work buffer will be established around the nest, or construction will be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted for review and approval prior to initiating construction</i></p>

Impact Statement	Significance	Mitigation Measure
		<i>activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</i>
Impact 4.3-2: <i>Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM BIO-1 and MM BIO-2.
Impact 4.3-3: <i>Would the Project have a substantial adverse effect on federally protected wetlands as defined by Clean Water Act Section 404 (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i>	No Impact	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.3-4: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No Impact.	No mitigation is necessary.
Impact 4.3-5: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact.	No mitigation is necessary.
Impact 4.3-6: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact.	No mitigation is necessary.
Cultural Resources		
Impact 4.4-1: Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	Less than Significant with Mitigation Incorporated.	MM CUL-1 Should a significant historical or archaeological resource(s) be discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project archeologist and a representative of the appropriate Native American Tribe(s) (when necessary), and the County shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified historical or archaeological resource(s) from

Impact Statement	Significance	Mitigation Measure
		<i>damage and destruction. Any recovered historical or archaeological resources shall be processed and curated according to current professional repository standards as appropriate. The collections and associated records shall be donated to an appropriate curation facility, or the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County.</i>
Impact 4.4-2: <i>Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines § 15064.5?</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM CUL-1.
Impact 4.4-3: <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>	Less than Significant with Mitigation Incorporated.	MM CUL-2 <i>Should paleontological resource(s) be discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project paleontologist and the County of Los Angeles shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the paleontologist to protect the identified historical or archaeological resource(s) from damage and destruction. Any recovered paleontological resources shall be processed and curated according to current professional repository</i>

Impact Statement	Significance	Mitigation Measure
		<i>standards as appropriate. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the paleontologist and submitted to the.</i>
Impact 4.4-4: <i>Would the Project disturb any human remains, including those interred outside of formal cemeteries?</i>	Less than Significant.	No mitigation is necessary.
Geology and Soils		
Impact 4.5-1: <i>Implementation of the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic groundshaking; seismic-related ground failure, including liquefaction; or landslides.</i>	Less than Significant with Mitigation Incorporated.	<p>MM GEO-1 <u>Foundation Support.</u> <i>A compacted fill mat shall be constructed beneath footings and slabs. The compacted fill mat will provide a dense, high-strength soil layer to uniformly distribute the anticipated foundation loads over the underlying soils. The construction of this compacted fill mat shall include the removal of any existing non-structural fill material as well as the removal of any upper, loose/soft to medium dense/stiff underlying natural earth materials.</i></p> <p>MM GEO-2 <u>General Site Grading.</u> <i>All areas to be graded shall be stripped of significant vegetation and other deleterious materials. In areas of existing grass, the grass and upper approximately 3 inches of topsoil must be removed. The remaining soil, when blended for use as engineered fill, shall have an organic content of no</i></p>

Impact Statement	Significance	Mitigation Measure
		<p><i>more than 3 percent.</i></p> <p>MM GEO-3 <u>General Site Grading.</u> All existing non-structural fill soils shall be completely removed from all proposed structural areas. Subsequent to removal of deleterious items to the satisfaction of the soils engineer, the fill soils may then be placed as compacted fill. Irrigation and drain lines, as well as their associated trench backfill materials, shall also be removed during site clearing and grading.</p> <p>MM GEO-4 <u>General Site Grading.</u> All existing fills under any proposed flatwork and paved areas shall be removed and replaced with engineered compacted fill.</p> <p>MM GEO-5 <u>Preparation of Fill Areas.</u> Prior to placing fill, the surfaces of all areas to receive fill shall be scarified to a depth of at least 12 inches. The scarified soil shall be brought to near optimum moisture content and recompact to a relative compaction of at least 90 percent.</p> <p>MM GEO-6 <u>Preparation of Foundation Areas.</u> All footings shall rest upon at least 24 inches of properly compacted fill material. In areas where the required fill thickness is not accomplished by the recommended removals or by site rough grading, the footing areas shall be further</p>

Impact Statement	Significance	Mitigation Measure
		<p><i>subexcavated to a depth of at least 24 inches below the proposed footing base grade, with the subexcavation extending at least 5 feet beyond the footing lines. Where removal and/or over-excavation depths exceed 5 feet, subexcavation shall extend beyond the footing lines a minimum distance equal to the depth of the removal and/or overexcavation. The bottom of all excavations shall then be scarified to a depth of at least 12 inches, brought to near optimum moisture content, and recompactd to at least 90 percent relative compaction prior to refilling the excavation to grade as properly compacted fill. These recommendations are subject to revision pending the completion of supplemental geotechnical investigation and/or review of proposed development plans.</i></p> <p>MM GEO-7 <u>Engineered Compacted Fill.</u> <i>The on-site soils shall provide adequate quality fill material, provided they are free from organic matter and other deleterious materials. Unless approved by the geotechnical engineer, rock or similar irreducible material with a maximum dimension greater than 12 inches shall not be buried or placed in fills. Rocks or other irreducible material greater than 12 inches in diameter shall be disposed of within designated rock disposal areas approved by the soils engineer and/or local governing</i></p>

Impact Statement	Significance	Mitigation Measure
		<p>agency.</p> <p>Import fill shall be inorganic, non-expansive granular soils free from rocks or lumps greater than 6 inches in maximum dimension. Sources for import fill shall be approved by the geotechnical engineer prior to their use.</p> <p>Fill shall be spread in maximum 8-inch uniform, loose lifts, each lift brought to near optimum moisture content, and compacted to a relative compaction of at least 90 percent.</p> <p>MM GEO-8 <u>Slabs-On-Grade.</u> To provide adequate support, concrete slabs-on-grade shall bear on a minimum of 12 inches of compacted soil. The final pad surfaces shall be rolled to provide smooth, dense surfaces upon which to place the concrete. Slabs to receive moisture-sensitive coverings shall be provided with a moisture vapor barrier. This barrier may consist of an impermeable membrane. Two inches of sand over the membrane will reduce punctures and aid in obtaining a satisfactory concrete cure. The sand shall be moistened just prior to placing of concrete. The slabs shall be protected from rapid and excessive moisture loss which could result in slab curling. Careful attention shall be given to slab curing procedures, as</p>

Impact Statement	Significance	Mitigation Measure
		<p><i>the site area is subject to large temperature extremes, humidity, and strong winds.</i></p> <p>MM GEO-9 <u>Supplemental Geotechnical Reviews.</u> Once grading plans are generated for the Project, these plans shall be reviewed by a geotechnical engineer. Any additional design recommendations shall be incorporated thereafter.</p> <p>MM GEO-10 <u>Construction Monitoring.</u> During construction, sufficient and timely geotechnical observation and testing shall be provided to correlate the findings of this study and the previous subsurface investigation with the actual subsurface conditions exposed. Items requiring observation and testing include, but are not necessarily limited to, the following:</p> <ol style="list-style-type: none"> 1. Site preparation-stripping and removals. 2. Excavations, including approval of the bottom of excavations prior to filling. 3. Scarifying and recompact prior to fill placement. 4. Subgrade preparation for pavements and slabs-on-grade. 5. Placement of engineered compacted fill and backfill, including approval of fill materials and the performance of sufficient density tests to

Impact Statement	Significance	Mitigation Measure
		<p><i>evaluate the degree of compaction being achieved.</i></p> <p>6. <i>Foundation excavations.</i></p>
<p>Impact 4.5-2: <i>Implementation of the Project would not result in substantial soil erosion or the loss of topsoil.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>MM GEO-11 <u>Slope Construction.</u> <i>Preliminary data indicates that cut and fill slopes shall be constructed no steeper than two horizontal to one vertical. Fill slopes shall be overfilled during construction and then cut back to expose fully compacted soil. A suitable alternative would be to compact the slopes during construction, then roll the final slopes to provide dense, erosion-resistant surfaces.</i></p> <p>MM GEO-12 <u>Slope Protection.</u> <i>Since the native materials are susceptible to erosion by running water, measures shall be provided to prevent surface water from flowing over slope faces. Slopes at the Project shall be planted with a deep rooted ground cover as soon as possible after completion. The use of succulent ground covers such as ice plant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation shall be monitored to assure proper operation of the irrigation system and to prevent over watering.</i></p>
<p>Impact 4.5-3: <i>The Project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project and</i></p>	<p>Less than Significant.</p>	<p>No mitigation is necessary.</p>

Impact Statement	Significance	Mitigation Measure
<i>potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</i>		
Greenhouse Gas Analysis		
Impact 4.6-1: <i>Implementation of the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.6-2: <i>Implementation of the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.6-3: <i>Greenhouse gas emissions generated by the proposed project, combined with other related cumulative projects, could have a significant impact on global climate change.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.6-4: <i>The proposed project, combined with other related cumulative projects, would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</i>	Less than Significant.	No mitigation is necessary.
Hazards and Hazardous Materials		
Impact 4.7-1: <i>Implementation of the Project would not involve the routine transport, storage, use and disposal of hazardous materials during.</i>	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.7-2: Implementation of the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less than Significant with Mitigation Incorporated.	MM HAZ-1 The County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until all remediation actions have been completed and both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the Project site.
Impact 4.7-3: Implementation of the Project would/would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses.	Less than Significant.	No mitigation is necessary.
Impact 4.7-4: Implementation of the Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	Less than Significant.	No mitigation is necessary.
Impact 4.7-5: Implementation of the Project is not located within an airport land use plan or within two miles of a public airport or public use airport where such a plan has not been adopted.	Less than Significant.	No mitigation is necessary.
Impact 4.7-6: Implementation of the Project is not located within the vicinity of a private airstrip.	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.7-7: Implementation of the Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.	Less than Significant.	No mitigation is necessary.
Impact 4.7-8: Implementation of the Project would not expose people or structures to a significant risk of loss, injury or death involving fires, because the Project is located: <ul style="list-style-type: none"> • within a Very High Fire Hazard Severity Zones (Zone 4) • within a high fire hazard area with inadequate access • within an area with inadequate water and pressure to meet fire flow standards • within proximity to land uses that have the potential for dangerous fire hazard. This impact would be less than significant. 	Less than Significant.	No mitigation is necessary.
Impact 4.7-9: Implementation of the Project would not constitute a potentially dangerous fire hazard.	Less than Significant.	No mitigation is necessary.
Hydrology and Water Quality		
Impact 4.8-1: Implementation of the Project would not violate any water quality standards or waste discharge requirements.	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.8-2: Implementation of the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level.	Less than Significant.	No mitigation is necessary.
Impact 4.8-3: Implementation of the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Less than Significant.	No mitigation is necessary.
Impact 4.8-4: Implementation of the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Less than Significant.	No mitigation is necessary.
Impact 4.8-5: Implementation of the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less than Significant.	No mitigation is necessary.
Impact 4.8-6: Implementation of the Project would not otherwise substantially degrade water quality.	Less than Significant.	No mitigation is necessary.
Impact 4.8-7: Implementation of the Project would not place housing within a 100-year flood hazard area as mapped on the County’s FEMA Flood Zone Map.	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.8-8: Implementation of the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	Less than Significant.	No mitigation is necessary.
Impact 4.8-9: Implementation of the Project would not result in inundation by seiche, tsunami, or mudflow.	Less than Significant.	No mitigation is necessary.
Land Use		
Impact 4.9-1: Would the Project physically divide an established community?	Less than Significant.	No mitigation is necessary.
Impact 4.9-2: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant.	No mitigation is necessary.
Impact 4.9-3: Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Noise		
<p>Impact 4.10-1 Grading and construction associated with project implementation could result in significant temporary noise impacts to nearby noise sensitive receptors.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>MM NOI-1 The County shall require the contractor to implement the following noise management procedures during construction. The measures outlined below shall be included in the construction specifications and periodically verified by the County’s Construction Manager:</p> <ul style="list-style-type: none"> • All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust. • All construction equipment shall be maintained and tuned-up to minimize noise emissions. • Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive receptors. • All cement crushing activities onsite and associated noise generating equipment to reuse existing pavement shall be performed such that emitted noise is directed the greatest possible distance away from the sensitive receptors. • All equipment servicing shall be performed so as

Impact Statement	Significance	Mitigation Measure
		<p><i>to maintain the greatest possible distance to the sensitive receptors.</i></p> <ul style="list-style-type: none"> • <i>Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for Project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</i> • <i>A qualified “Noise Disturbance Coordinator” shall be retained amongst the construction crew who shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the County and City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall</i>

Impact Statement	Significance	Mitigation Measure
		<p><i>implement reasonable measures to resolve the compliant, as deemed acceptable by the County of Los Angeles Department of Public Health.</i></p> <ul style="list-style-type: none"> <i>Construction activities shall not take place outside of the allowable hours specified by the City of Los Angeles Municipal Code Section 41.40 (7:00 AM and 9:00 PM) and shall not exceed maximum noise levels specified in the County of Los Angeles Municipal Code Section 12.08.440 and City of Los Angeles Municipal Code Section 112.05.</i>
<p>Impact 4.10-2: <i>Implementation of the proposed Project would result in significant vibration impacts to nearby sensitive receptors.</i></p>	<p>Significant and Unavoidable even with Mitigation Incorporated.</p>	<p>MM NOI-2 <i>Prior to large bulldozers, large loaded trucks, and vibratory compactor/rollers being operated on the Project site within 100 feet of an occupied residence the County will notify the affected residential property owners in writing of upcoming construction including the anticipated start and end dates and hours of operation. Prior to large bulldozers, large loaded trucks, and vibratory compactor/rollers being operated on the Project site within 100 feet of an institutional structure the County will contact the school administration and coordinate with them to identify and schedule construction activities on the best dates and times to minimize disruption of school activities. Consistent with Section 12.08.560 of the LA County Municipal Code, this restriction does not</i></p>

Impact Statement	Significance	Mitigation Measure
		<i>apply to trucks on a public right-of-way.</i>
Impact 4.10-3: <i>Traffic generated by the proposed Project would not significantly contribute to existing traffic noise in the area or exceed the County’s and City’s established standards.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.10-4 <i>The proposed Project would not result in a significant increase in long-term stationary ambient noise levels.</i>	Less than Significant with Mitigation Incorporated.	<p>MM NOI-3 <i>Prior to issuance of building permits for the equestrian facilities center, aquatic center, and/or multi-purpose sports stadium at EMJ Park, the County Building Official shall ensure that the public address (PA) systems shall include and utilize a processor to control the maximum output that the speakers can reach; so that even if the announcer shouts into the microphone, the levels will be controlled to the maximum allowable level programmed into the processor. The maximum output noise level shall be set to not exceed the following limits as measured at one meter (3.28 feet) from the source:</i></p> <ul style="list-style-type: none"> <i>Equestrian Event: 88.5 dBA L_{max};</i> <i>Aquatic Center Event: 93.8 dBA L_{max}; and</i> <i>Multi-purpose Sports Stadium: 81.0 dBA L_{max}.</i> <p><i>Additionally, the speakers of the proposed PA system shall be located and shielded to directionally focus the</i></p>

Impact Statement	Significance	Mitigation Measure
		<p><i>emitted sound away from the residential land uses located surrounding the project site (i.e., residential land uses to the north of the Equestrian Event, residential land uses to the east of the Aquatic Center, and residential land uses to the south and east of the Multi-purpose Sports Stadium). In addition, the hours of operation of the PA system shall be restricted to daytime (between 7:00 AM and 10:00 PM) in order to not cause additional impacts related to sleep disturbance of nearby residential property owners.</i></p> <p><i>Alternatively, a future Noise Study may be prepared to determine their specific noise-generating sources and associated noise levels at nearby sensitive receptors. The Noise Study may include, but is not limited to, recommendations for noise attenuation (e.g., sound wall barrier or berm, noise-level limits on the use of a public address/announcement systems, etc.) to ensure Project compliance with the City of Los Angeles and County of Los Angeles noise standards. The Noise Study shall be submitted for review and approval to the County of Los Angeles Regional Planning Department.</i></p>

Impact Statement	Significance	Mitigation Measure
		MM NOI-4 Prior to issuance of building permits for the aquatic center at EMJ Park, the County of Los Angeles Regional Planning Department shall ensure that pool mechanical equipment, such as pool pumps and filters, are fully enclosed on the Project site in order to provide proper attenuation at nearby sensitive receptors.
Impact 4.10-5: The proposed Project would not result in significant impacts related to aircraft noise.	Less than Significant.	No mitigation is necessary.
Public Services and Utilities		
Impact 4.11-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, or other public facilities?	Less than Significant.	No mitigation is necessary.
Impact 4.11-2: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
Impact 4.11-3: <i>Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	Less than Significant.	No mitigation is necessary.
Impact 4.11-4: <i>Would the Project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	Less than Significant.	No mitigation is necessary.
Impact 4.11-5: <i>Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i>	Less than Significant.	No mitigation is necessary.
Impact 4.11-6: <i>Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</i>	Less than Significant.	No mitigation is necessary.
Impact 4.11-7: <i>Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</i>	Less than Significant.	No mitigation is necessary.
Impact 4.11-8: <i>Would the Project comply with federal, state, and local statutes and regulations related to solid</i>	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
waste?		
Recreation		
Impact 4.12-1: Implementation of the Project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Less than Significant.	No mitigation is necessary.
Impact 4.12-2: Implementation of the Project includes the expansion of a recreational facility and construction of additional amenities which might have an adverse physical effect on the environment.	Significant and Unavoidable even with Mitigation Incorporated.	MM REC-1 Prior to construction, the County shall implement a Pedestrian Safety Plan that would include signage to identify routes of minimal impact, potential amenity closures, and permitted hours of construction activity. The Pedestrian Safety Plan may also include plans for installing fencing as appropriate or other barriers to assure that open trenches are not accessible, and rerouting pedestrian traffic away from potentially hazardous construction areas or conditions.
Transportation/Traffic		
Impact 4.13-1: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,	Less than Significant with Mitigation Incorporated.	MM TRA-1 <u>I-110 Northbound Ramps/El Segundo Boulevard:</u> The County shall restripe eastbound exclusive right turn lane at the intersection of I-110 Northbound Ramps/El Segundo Boulevard to a shared through/right-turn lane. This improvement will require modifying the signal to remove the existing eastbound right-turn overlap phase at the intersection.

Impact Statement	Significance	Mitigation Measure
<i>highways and freeways, pedestrian and bicycle paths, and mass transit.</i>		<i>Due to the short distance between the I-110 Northbound Ramps and Figueroa Street (approximately 475 feet), it is also recommended that the existing eastbound right-turn lane at El Segundo Boulevard/Figueroa Street be restriped to a shared through/right-turn lane to avoid a “trap” right-turn lane at the eastbound approach of the intersection.</i>
Impact 4.13-2: <i>Implementation of the Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.13-3: <i>Implementation of the Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.13-4: <i>Implementation of the Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</i>	Less than Significant.	No mitigation is necessary.
Impact 4.13-5: <i>Implementation of the Project would not result in inadequate emergency access.</i>	Less than Significant.	No mitigation is necessary.
Impact 4.13-6: <i>Implementation of the Project would</i>	Less than Significant.	No mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.		
Cumulative Impacts	Less than Significant with Mitigation Incorporated.	<p>MM TRA-2 <u>I-110 Northbound Ramps/El Segundo Boulevard (Mitigated under Existing Plus Project Conditions):</u> The County shall restripe eastbound exclusive right turn lane at the intersection of I-110 Northbound Ramps/El Segundo Boulevard to a shared through/right-turn lane. This improvement will require modifying the signal to remove the existing eastbound right-turn overlap phase at the intersection. Due to the short distance between the I-110 Northbound Ramps and Figueroa Street (approximately 475 feet), it is also recommended that the existing eastbound right-turn lane at El Segundo Boulevard/Figueroa Street be restriped to a shared through/right-turn lane to avoid a “trap” right-turn lane at the eastbound approach of the intersection.</p> <p>MM TRA-3 <u>Central Avenue / 120th Street:</u> The County shall restripe southbound approach to provide an exclusive southbound right-turn lane.</p>

